Memo to file

December 30, 2003

From: Peter E. Kurtze

Administrator, Evaluation and Registration

Re: M: 22-41

Aaron S. and Beatrice H. Schwartzman Property

The property documented in the following MIHP form has not been formally evaluated for eligibility for listing in the National Register of Historic Places. The comments in the text are those of the preparer of the documentation. The State Historic Preservation Officer has neither concurred nor disagreed with those comments.

### **CAPSULE SUMMARY SHEET**

Survey No.: M:22-41 (PACS 7.10) Construction Date: Circa 1945

Name: <u>Aaron S. and Beatrice H. Schwartzman Property</u>

Location: 14711 Bauer Drive, Rockville vicinity, Montgomery County

Private/Private Residence/Occupied/Excellent/Restricted

### <u>Description</u>:

The Aaron S. and Beatrice H. Schwartzman Property is located on the east side of Bauer Drive in the Rockville vicinity of Montgomery County. The circa 1945 property includes a 1-story 6-bay main house, a 2-story 2-bay guest house and a 1-story cabana. The main house consists of three parallel wings connected by hyphens. The guest house has a small, enclosed entryway on the northwest corner. The cabana has a hexagonal shape.

### Significance:

The Aaron S. and Beatrice H. Schwartzman Property is located on land granted to John Boyd in 1727. In 1823, Roger Brooke V bought 222.59 hectares (550 acres) of the land, 60.7 hectares (150 acres) of which was inherited by his grandson, William S. Brooke, in 1868. William S. Brooke constructed a house on the site and turned the surrounding land into a farm called Avon. The Brooke family moved in 1887, and the property passed through several owners in the late-nineteenth and early-twentieth centuries. In 1941, 40.47 hectares (100 acres) were acquired by Aaron S. and Beatrice H. Schwartzman of Washington, D.C. The Scwartzmans razed the older house and built in its place the stone ranch house and outbuildings. They maintained the property as their vacation home until selling it to the Manor Lake Corporation, developers of the surrounding subdivision, in 1965. The current owners, Jerry D. and Gloria L. Griffith, acquired the property in 1974. The lot currently measures 0.96 hectares (2.38 acres) (Farquhar 1962 100-101; Manor Lake News 1989).

Preparer P.A.C. Spero & Company May 1998 Maryland Historical Trust \_\_\_\_\_\_no Maryland Inventory of Historic Properties Form Montgomery-Prince George's Short-term Congestion Relief

1.	Name: (indicate preferred name)				
histo	ric Aaron S	. and Beatrice H. Schwa	rtzman Property (preferre	ed)	
and/o	r common Je	rry D. and Gloria L. Gr	iffith Property		
2.	Locat	ion:			
stree	t & number	14711 Bauer Drive	not for publ	Lication	
city,	town Rockv	ille <u>X</u> vicinity of	congressional di	strict	
state		Maryland	county Montgomer	ry	
3.	Class	ification:	***************************************		
_X_bu: st: si	strict ilding(s) ructure	Ownershippublic _X_privateboth Public Acquisitionin processbeing considered _X_not applicable	Status _X_occupiedunoccupiedwork in progress Accessible _X_yes: restrictedyes: unrestrictedno	Present Useagriculturemuseumcommercialparkeducation X_privateentertainment residencegovernmentreligiousindustrialscientificmilitaryother:transportation	
4.	Owner	of Property:	(give names and maili	ing addresses of <u>all</u> owners)	
	_	d Gloria L. Griffith			
street	t & number	14711 Bauer Drive		telephone no.:	
	own Rockvi			state and zip code MD 20853	
5.	Locat	ion of Legal	Description		
Land F	Records Off	ice of Montgomery County	/	liber 4514	
street	& number	50 Maryland Avenue		folio 170	
city,t	own Rockvi	lle		state MD	
6.	Repre	sentation in	<b>Existing Histo</b>	orical Surveys	
title					
date			federal	statecountylocal	
deposi	itory for s	urvey records			
city,t	cown			state	

## 7. Description

Survey No. M:22-41 (PACS 7.10)

ondition X excellent good	deteriorated ruins	Check one unaltered _X_altered	Check one X original site moved	date of move	
fair	unexposed				

Resource Count: 3

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Aaron S. and Beatrice H. Schwartzman Property is located on the east side of Bauer Drive in the Rockville vicinity of Montgomery County. The circa 1945 property includes a 1-story 6-bay main house, a 2-story 2-bay guest house and a 1-story cabana. The main house consists of three parallel wings connected by hyphens. The guest house has a small, enclosed entryway on the northwest corner. The cabana has a hexagonal shape.

The circa 1945 main house is constructed of uncoursed stone and has an asphalt-shingle roof. The three west-facing wings have hipped roofs, while the hyphens connecting them have side-gable roofs. A massive stone chimney is located on the northeast corner of the center wing. The house has modern 1-light casement windows grouped in pairs. A large screened porch is located on the east elevation.

On the west, or front elevation the north and south wings project forward slightly more than the center wing. A stone patio stretches across the center wing and the hyphens. The main entry solocated in the center wing, and consists of double glass doors beneath a stone jack arch. The hyphens on either side of the center wing each have a large, plate-glass window flanked by paired, 1-light casement windows. The north wing has paired casement windows on its northwest corner. The south wing has paired casement windows on its northwest and southwest corners. Paired windows are also located on the south wall of the north wing and the north wall of the south wing.

The south elevation is asymmetrical, with paired casement windows on the southwest corner and in the center bay. An entry is located in the south bay. The entry has a hipped portico supported by brackets. A shed dormer containing a vent is located on the roof. The screened porch is visible to the east.

On the east elevation, the south wing has two paired windows. The screened porch covers the south hyphen and the center wing. The porch has an uncoursed stone foundation and floor and a hipped roof with deep eaves. Simple wood posts and a geometric, ornamental balustrade surround the porch. North of the porch, the north hyphen has a large plate-glass window flanked by paired casement windows. The north wing has paired windows in its south bay.

The north elevation has paired windows in its east and center bays. A plate-glass window flanked by single casement windows is located on the northwest corner. A shed dormer containing a vent is located on the roof.

This house displays some characteristics of a ranch house. It has a low-pitched roof with deep eaves, and is arranged with its long elevation facing the street. The house has undergone some minor alterations. The screened porch may have originally been an uncovered patio, and the windows are modern.

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Aaron S. and Beatrice H. Schwartzman Property

**SURVEY NO.:** M:22-41 (PACS 7.10)

ADDRESS: 14711 Bauer Drive, Rockville vicinity, Montgomery County

## 7. Description (Continued)

Directly north of the main house is the guest house. The guest house has a concrete-block foundation and modern vinyl siding over asbestos shingles. The hipped roof is covered in asphalt shingles and has gabled vents on the north and south slopes. An interior brick chimney is located on the north wall. This house has modern, paired, 1-light casement windows.

The west, or front elevation has a small, enclosed entry porch projecting from the north bay. On the west wall of the entry porch is a half-glass door with a wide wood surround. Paired casement windows are located on the north wall of the porch. An additional entry with a modern storm door is located in the south bay of the main block. The porch has a flat roof, and a set of stairs on its south side lead to a third entry in the north bay of the second floor. This entry is sheltered by a small, shed portico with brackets and has a modern storm door. Paired casement windows are located to the south.

On the north elevation, the east bay has a half-glass door with a wide wood surround. Paired casement windows are located in the west bay of the first floor and both bays of the second floor. The east elevation has three paired casement windows on the first story. Paired windows re also located in the center of the second story. The south elevation has two paired casement indows on the first story. Four casement windows are grouped in the center of the second story.

The original siding material and windows on this house have been replaced. The fenestration pattern may have been altered at the same time. In addition, the stairway and its rail have been replaced.

The cabana is located down a hill east of the guest house. The cabana has asbestos shingles on its exterior walls and an asphalt-shingle roof with a cupola. Paired, 1/1 double-hung windows are located on several sides. The south side has a paneled door with a fanlight.

The Aaron S. and Beatrice H. Schwartzman Property occupies a large, landscaped lot in the suburban residential neighborhood of Manor Lake. The main house stands on a hill facing Bauer Drive to the west. A swimming pool and tennis court are located east of the house. The property has groves of trees on the north, west and south.

_prehistoric 1400-1499 1500-1599 1600-1699 1700-1799 1800-1899	carchaeology-prehistor 9archeology-historic 9agriculture 9architecture	<pre>conservationeconomicseducationengineeringexploration/settlement</pre>	landscape architectur law literature military music	ereligion science sculpture social/ humanitarian theater transportation
Specific da	a <b>tes</b> Circa 1945	Build	er/Architect	
check:		:ABCD ns:ABCD_ ce:nationalstat		:

Prepare both a summary paragraph of significance and a general statement of history and support.

The Aaron S. and Beatrice H. Schwartzman Property is located on land originally granted to John Boyd in 1727. In 1823, Roger Brooke V bought 222.59 hectares (550 acres) of the land, 60.7 hectares (150 acres) of which was inherited by his grandson, William S. Brooke, in 1868. William S. Brooke constructed a house on the site and turned the surrounding land into a farm called von. Brooke's second wife, Mary Coffin Brooke, is said to have operated a school in the house ne Brooke family moved to Washington Grove in 1887, and the property passed through several owners in the late-nineteenth and early-twentieth centuries. In 1941, 40.47 hectares (100 acres) including the house were acquired by Aaron S. and Beatrice H. Schwartzman of Washington, D.C. The Schwartzmans razed the older house and built in its place the stone ranch house and outbuildings. They maintained the property as their vacation home until selling it to the Manor Lake Corporation, developers of the surrounding subdivision, in 1965. The current owners, Jerry D. and Gloria L. Griffith, acquired the property in 1974. The lot currently measures 0.96 hectares (2.38 acres) (Farquhar 1962 100-101; Manor Lake News 1989).

The Aaron S. and Beatrice H. Schwartzman Property is located northeast of Rockville. Rockville became the County seat when Montgomery County was created in 1776. Through most of the nineteenth century, Rockville was a courthouse village, surrounded by agricultural land. It remained a small town until the coming of the Metropolitan Branch of the Baltimore and Ohio Railroad in 1873. The railroad brought summer and weekend visitors, and the resort trade encouraged the rapid expansion of Rockville, both in size and population. Many summer hotel patrons built summer residences and others became year-round residents.

Following the rapid growth from the 1870s to the 1890s, the expansion of Rockville stabilized until a second development boom after World War II. The growth of the Federal government in nearby Washington, D.C. in the years after the War, spurred considerable suburban expansion in Rockville and surrounding areas. Access to the Capital by rail and improved roadways encouraged this suburban expansion (Rockville Historic District Commission 1973).

The Aaron S. and Beatrice H. Schwartzman Property is an early example of a ranch-style house. The familiar ranch house first appeared around 1935 but reached its peak of popularity in the 350s. The ranch house was a distant derivation of the Prairie style and Frank Lloyd Wright's Usonian houses. It was also frequently attributed to dwellings on southwestern ranches. The ranch house was nearly always one-story with a hipped, side-gable or cross-gable roof and low,

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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ADDRESS: 14711 Bauer Drive, Rockville vicinity, Montgomery County

## 8. Significance (Continued)

deep eaves. The exterior could feature Craftsman or Colonial Revival detail. Positioned with its long elevation facing the street, the ranch house had a "rambling" arrangement that fit on the wide lots in freeway suburbs. The garage, utility areas, living spaces and sleeping spaces occupied a single level, usually only two rooms deep. While the ranch house did not actually contain more square footage than the bungalow, it was arranged to appear larger. The interior followed an open, informal plan in which spaces were not separated by vestibules or halls. In a ranch house, all domestic space was intended for family use.

The private family room and nearby kitchen were the most important spaces in the house. The family room often had sliding glass doors leading to a back yard. Living and dining rooms, if present, were only small, token spaces. Bedrooms were slightly removed from living areas. The ranch house was designed to accommodate the automobile, a casual lifestyle, and family privacy (Ames 1995, 100; Maxwell and Massey 1992, 57; McAlester 1995, 125-126; Wright 1981, 251).

### National Register Evaluation:

Constructed circa 1945, the Aaron S. and Beatrice H. Schwartzman Property is not eligible for he National Register of Historic Places. The property is not eligible under Criterion A, as esearch conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it is not an outstanding example of a ranch house. While the main house does have the long, low profile of the ranch house, it lacks details such as Craftsman or Colonial Revival ornamentation, an integral garage and modern, functional materials that distinguish a classic ranch house. Also, the replacement of the windows has compromised the integrity of the property. Finally, the property has no known potential to yield important information, and therefore, is not eligible under Criterion D.

Eligibility recommended Comments	MARYLAND HISTORICAL TRUST  Eligibility Not Recommended
Reviewer, OPS: Reviewer, NR Program:	Date:Date:

# 9. Major Bibliographical References No. M:22-41 (PACS 7.10)

See Attached

## 10. Geographical Data

Acreage of nominated property

Quadrangle name <u>Kensington</u>, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries state code county code

state code county code

## 11. Form Prepared By

organization P.A.C. Spero & Company

date May 1998

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

ame/title Julie Darsie

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposed only and do not constitute any infringement of individual property rights.

return to:Maryland Historical Trust DHCP/DHCD 100 Community Place Crownsville, MD 21032-2023 (410) 514-7600

MARYLAND HISTORICAL TRUST

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**SURVEY NO.:** M:22-41 (PACS 7.10)

ADDRESS: 14711 Bauer Drive, Rockville vicinity, Montgomery County

# 9. Major Bibliographical References (Continued)

- Ames, David. 1995. Interpreting Post-World War II Suburban Landscapes as Historic Resources. In <u>Preserving the Recent Past</u>, II:97-101. Washington, D.C.: Preservation Press.
- Boyd, T.H.S. 1968. <u>The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879.</u> Baltimore: Regional Publishing Company.
- Brugger, Robert A. 1988. <u>Maryland, A Middle Temperament 1634-1980</u>. Baltimore and London: Johns Hopkins University Press.
- Coleman, Margaret Marshall. 1984. <u>Montgomery County: A Pictorial History</u>. Rev. 1990. Norfolk and Virginia Beach: The Donning Company Publishers.
- Farquhar, Roger Brooke. 1962. <u>Old Homes and History of Montgomery County, Maryland</u>. Washington: Judd and Detweiller, Inc.
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- Land Records of Montgomery County, Maryland.
- Manor Lake News. 1989. From Colonial Land Grant to Manor Lake. Vol. 3 No. 6/Nov.-Dec.
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- Maxwell, Shirley and James C. Massey. 1993. Postwar Houses and the Cape Cods and Split Levels of the 1940s. <u>Old House Journal</u>. July-August 1992: 55-59.
- McAlester, Virginia. 1995. American Single Family Houses from 1935 to 1960. In <u>Preserving the Recent Past</u>, II:125-128. Washington, D.C.: Preservation Press.
- Rockville Historic District Commission. 1973. National Register of Historic Places Nomination Form. West Montgomery Avenue Historic District. Rockville, MD.
- Tindall, George Brown. 1984. <u>America: A Narrative History</u>. 2 vols. New York: W.W. Norton & Company, Inc.
- Wright, Gwendolyn. 1983. <u>Building the Dream: A Social History of Housing in America</u>. Cambridge, Massachusetts: The MIT Press.

Page 9.1 P.A.C. Spero & Company May 1998

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

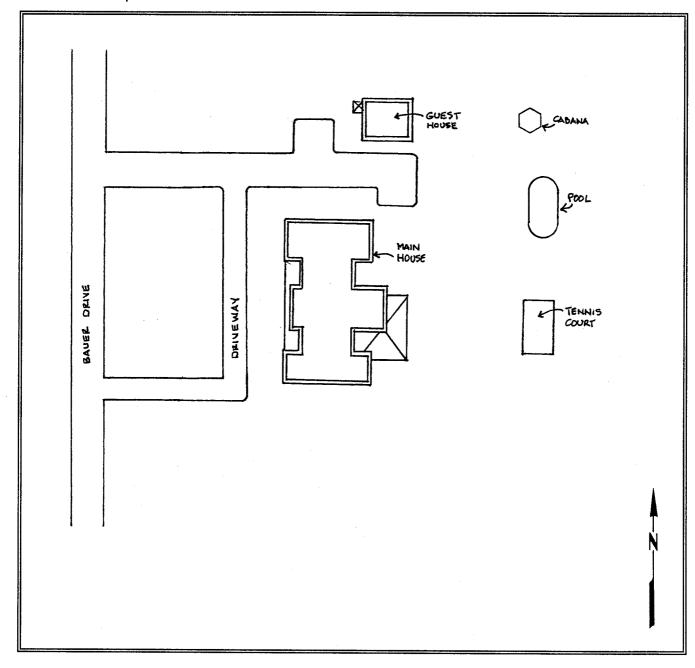
RESOURCE NAME: Aaron S. and Beatrice H. Schwartzman Property

**SURVEY NO.:** M:22-41 (PACS 7.10)

ADDRESS: 14711 Bauer Drive, Rockville vicinity, Montgomery County

# 10. Geographical Data (Continued)

Resource Sketch Map:



Page 10.1 P.A.C. Spero & Company May 1998

### MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Aaron S. and Beatrice H. Schwartzman Property

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ADDRESS: 14711 Bauer Drive, Rockville vicinity, Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

**Historic Context:** 

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture

**RESOURCE TYPE:** 

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

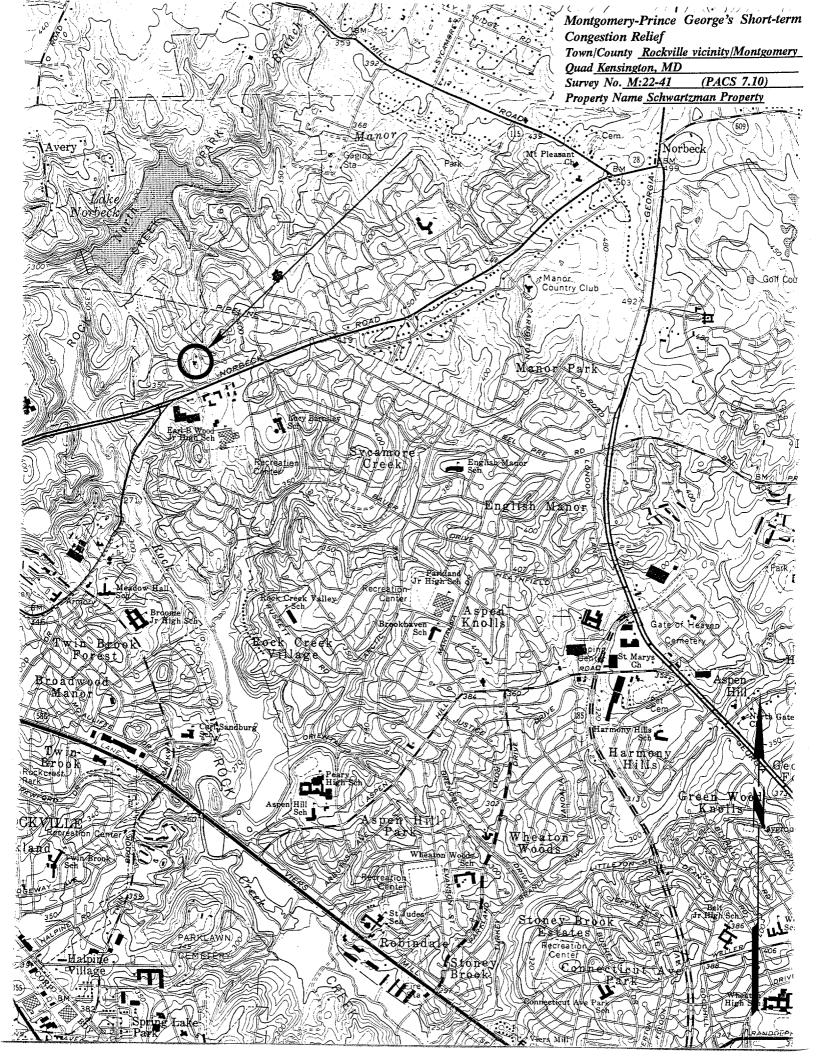
Historic Function(s) and Use(s):

Private Residence

Known Design Source (write none if unknown):

Aaron S. and Beatrice H. Schwartzman

Preparer P.A.C. Spero & Company May 1998





2 AARON S. + BEA-RICE H. SCHWARTZMAN PROFERTY & Marganes & Mel 4 Que Dansa t 5/9/ 6 MA SHIPL MAN HOUSE, WEST (FRONT) ELEVATION 8 1/17

/M:22-41



N 22-41 2 FAROLI S. + BEATRICE H. SCHWARTELLIA PRODERTY 3 Mostly onery Co Md 4 Gir Dance 5 3/98 6 Md 8490

7 MAIN HOUSE, SOUTHNEST CORNER TITLE

8 2/17



1 M:22-41 2 AARCH S. + BEATREE H. SCHWARTZMAN DECREATY 3 Montgoment a No 4 Julie Dans 5 /1/2 6 Md SHPD 320 03.1 7 NAM HOUSE, SOUTH ELEVATION 1 3/17



1 M: 22-41 A HARONS + BEATRICE SCHWARTZINAN PROPERTY 3 Montgomen Co. Md 4 Julie Danse C 112 6 Md SHPO 7 NAIN HOUSE, SOUTHERST CORNER 8 4/17



1 122-41 2 A ARON S. + BEATRICE + SCHWARTZ WAN PROPERTY 3 Aboutgomen Co Mal 5 5/98 6 Ald Stops 1 MAIN HOUSE, EAST ELEVATION THEST) 8 5/17



1 M: 22-41 1 AARON S. + BEATRICE H. SCHWARTZMAN PRODERTY 3 Montgonery Co, Md + July Das. 5 5/98 6 JA d 8+4/8 MAIN HOUSE, EAST ELEVATION (NEW FROM SOUTHWEST) 6/17



11/22-41 2 AARON S. - BEATRICE H. SCHWARTZMAN PROPERTY 3 Martsone Co Ma 4 Julie Danie 6 Montgoney Co Md 7 MAIN HOUSE, NORTH ELEVATION 7/17



1 M: 27-41 = AARCA S, + BEATRICE 1. SCHWARTZMIN PROPERTY 3 Montganery Co. Max 4 gales Darole 5 5/97 6 Md SHPC 7 NAN HOUSE, NORTHWEST CORNER

8 8/12



M:22-41 2 PARON S. \* BEATRICE H. SCHWARTZHAN PROPERTY 4 July Dance 5 5/98 6 11d. 84190 HOUSE, NORTHWEST CORNER



M:22-41 2 A ARCAS. & BEATRICE H. SCHWARTZMAN PROPERTY 3 Montgonery a. M. 4 July Dan to 5 5/198 6 Md 8100 - GUEST HOUSE; NORTH ELEVATION 16/17



1 M. 22-4 2 AARON S. + BEATRICE 4. SCHUPRTZMAN FROMERTY 3 Alondary Co. Md 4 J. L. Darsie × 1/98 6 Md 24120 7 HOUSE, NORTHEAST CORNER E 11/17



1 M:22-41 2 AARONS + BEATRICE H. SCHWAFTERM PROPERTY 3 L'entrans Co. M.S. 5 6/95 ... 5 All 8413 - GUEST HOUSE, EAST ELEVATION 8 12/17



1 M 22-41 2 AARCA S. + BEATRICE H. SCHWARTZMAN PROPERTY 3 Andgonce a Ald 4 July Das Go 5 3/98 6 Md 8tipe. 7 GUEST SOUTHEAST CORNER of the second 13/17



1 M: 22-41 AARONS - FEATRKE H. SCHWARTZMAN PROPERTY 3 Money June G. Md 4 Que moise 5 3/11 6 Nd 81/13 7 GUESTHOUSE, SOUTH ELEVATION for the property of the 14/17



1 11:22-41 2 AARGAS. + BEATRICE H. CHULARTZMAN PROFERTY 3 Montgamen a Md 4 July Dance 5 5/98 6 W/d. 8000 HOUSE, SOUTHWEST CORNER 530 672 1 15/17



111:22-41 ) HARON S. + BEATRICE H. SCHWARTZ MAN PROPERTY 3 Martgarein C. N. 4 Julie Dawie 5 = 198 6 AND STRE CABANA, VIEW FROM NORTHEAST

16/17



1 M: 22-41 2 HARON S. + BEATRICE H. SCHWARTZMAN PROPERTY 4 Quele De See 5 5/97 6 Md SHPO T CABANA, WIEW FROM SOUTHWEST THE ILEGAS. 17/17